

# DOMUS NOVA



Horbury Crescent W11 – £9,500 p/w

In partnership with **BARNES**  
INTERNATIONAL REALTY





On one of Notting Hill's most distinguished residential crescents, this five-bedroom family home is a masterpiece of contemporary architectural innovation. Thanks to the creative vision of 3W Architects, Horbury Crescent's expansive footprint has a punchy, industrial edge – imagined with a host of flawless materials and seamless technology designed to elevate everyday living.

Outside, a stucco-fronted façade paints a picture of classic Victorian design: cast-iron railings, stock brickwork and a grand portico entrance. Beyond however, five sprawling floors put a bold, modern spin on period bones. Enter into a spacious reception room, where intricate ceiling cornicing and a bespoke black slate fireplace are met with a sleek glass wall – casting the eye down to a vast picture window. The space is bathed in sunlight, and zoned between a stylish living area and cosy media room. Here, there's a projector, retractable screen and surround sound, which is kept behind a professional acoustic wall and darkened by grey blackout curtains.













The home's social heart is spread across the lower-ground floor, laid with sweeping Italian Basaltina stone in a striking dark grey hue. The bespoke Danish kitchen is a masterclass in materiality, with a Verde Fantastico quartzite splashback, a central island finished in honed Nero absolute granite stone and seamlessly integrated Miele, Gaggenau, Vola and Quooker appliances. There's a voluminous feel to the space, with a double-height void and floor-to-ceiling wood-framed windows. A vintage Italian 1960s Vistossi chandelier crowns the space, making for a dramatic focal point against the neutral walls.







“There’s a voluminous feel to the space, with a double-height void and floor-to-ceiling wood-framed windows.”







Demonstrating the home's commitment to architectural excellence, the rear extension is configured as a bespoke mechanical structure which can be lowered into a basement pit – tailor-made for spring and summertime gatherings.

Epitomising an urban oasis, the private garden is introduced with yellow walls and grey floor tiles, which ascend to a grassy lawn. Verdant greenery surrounds the space, making it a tranquil setting for al fresco moments in London's warmer months.





















Maintaining the home's engaging interior architecture, the principal bedroom suite occupies the entire first floor. Smart Wenge solid wood floors, decorative ceiling cornicing and a reclaimed antique fireplace make a nod to the building's handsome period heritage – bathed in natural light through large windows. A dedicated dressing area, complete with handmade wardrobes, leads to the en suite bathroom. Matching the kitchen, Verde Fantastico quartzite tiles capture attention, complemented with a double shower and vanity.

At the top of the home, a glass roof fills the stairwell with sunlight. Four guest bedrooms are located on this level, each pared-back in tone with reclaimed antique fireplaces, served by three additional bathrooms: one, on the first floor mezzanine level, enjoys calming white ceramic tiles and a contemporary oval bathtub; the other two, on the second storey, are finished with Italian Bisazza flooring.









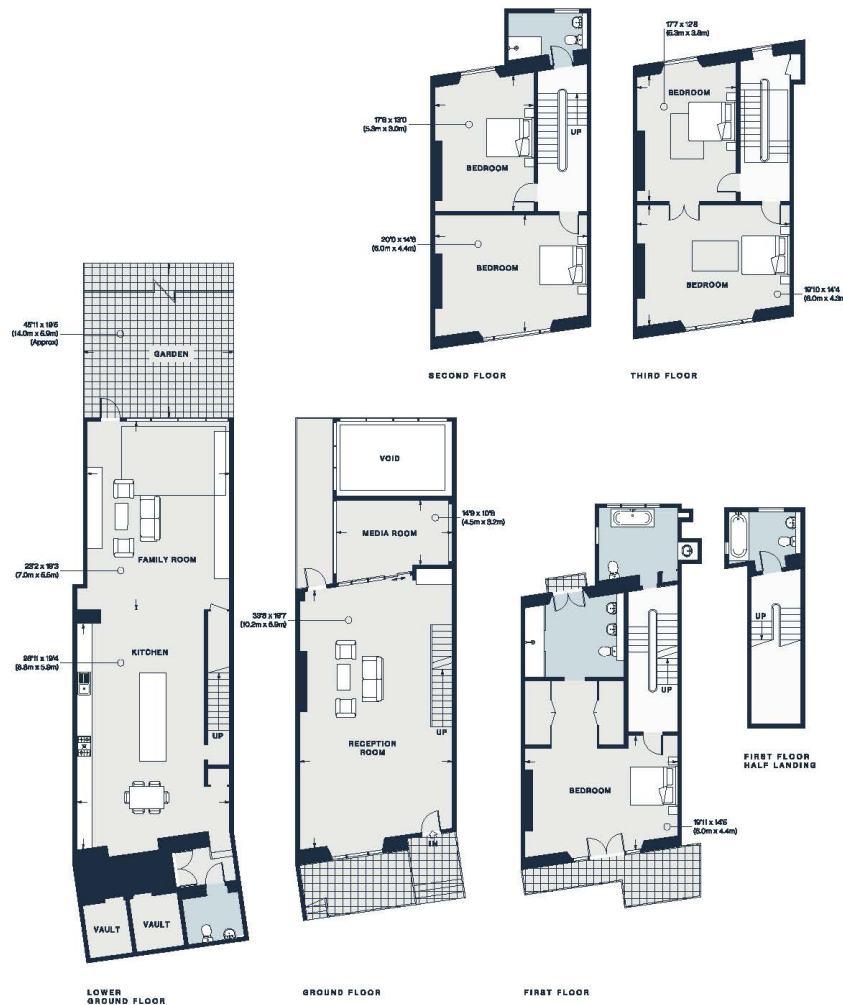












Lower Ground Floor = 1154 sq ft / 107.2 sq m  
 Ground Floor = 816 sq ft / 75.8 sq m  
 First Floor = 765 sq ft / 71.1 sq m  
 First Floor Half Landing = 195 sq ft / 18.1 sq m  
 Second Floor = 725 sq ft / 67.4 sq m  
 Third Floor = 656 sq ft / 61.1 sq m  
 Vaults = 81 sq ft / 7.6 sq m  
 Approx. Gross Internal Area = 4394 sq ft / 408.3 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
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## Property Details

5 Bedrooms, 4 Bathrooms  
 Designed by 3W Architects  
 Reception and media room  
 Open-plan kitchen, dining and living room  
 Principal bedroom suite with dressing room  
 Four guest bedrooms  
 Three further bathrooms  
 Additional WC  
 Private garden  
 Right to apply for access to Ladbroke Square Gardens  
 Royal Borough of Kensington and Chelsea

Approx. 4,394 sq ft / 408.3 sq m

EPC=E

Deposit: £57,000 (LL)

Council Tax Band: H





## Location

With Notting Hill's best spots on your doorstep, you're at the centre of the action at Horbury Crescent. Start your day with a workout at SoulCycle, then head for brunch at local favourite Farm Girl. Groceries are best from Sally Clarke's or Notting Hill Meat + Fish Shop, with Westbourne Grove and Portobello Road set with high-end and vintage boutiques to explore. Celebrate special occasions at three-Michelin-starred Core by Clare Smyth or more casual dining inspired by Grecian culture at Zephyr – both a short walk away.

Notting Hill Gate - 3 mins (Central, Circle, District)

# Who — we are



Forward-thinkers in property, design and culture, we're an estate agency that hits refresh.

Domus Nova was born out of a desire to do things differently; to break the traditional agency model and focus on design-led homes in London and Ibiza, all while delivering the highest levels of personal service.

Our story starts in the nineties when we founded Notting Hill's first boutique agency – and we continue to open the doors to the most remarkable spaces, revealing them to our like-minded community.

We want to help you live better – and believe considered design can do that. That's why we remain committed to building on our legacy, in collaboration with BARNES International, an established agency with a market-leading presence in 22 countries.

Uniting our local insight and curated portfolio with BARNES International's expansive reach, we can facilitate the best opportunities in not only London and Ibiza, but also across Europe, the US and further afield – whether that's a château in the South of France, a penthouse in New York, or a chalet in the Swiss Alps.





# DOMUS NOVA

Specialising in London  
and Ibiza's design-led homes

Let's talk  
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